

(K)

This Instrument prepared & recording requested by:

T. Larry Ledbetter, Attorney
AutoZone Texas, L.P.
c/o AutoZone, Inc.
P. O. Box 2198
Memphis, TN 38101-2198

After recording, mail to:
Scott Fraser
AutoZone, Inc.
Department 8340
P. O. Box 2198
Memphis, TN 38101-2198

Grantor's (Landlord's) address:

TSCA-1 Limited Partnership
301 S. Sherman #100
Richardson, TX 75081

Grantee's (Tenant's) address:

AutoZone Texas L.P.
Dept. 8340
P.O. Box 2198
Memphis, TN 38101-2198

ABOVE AREA IS RESERVED FOR RECORDER'S USE ONLY

THIS AMENDED SHORT FORM LEASE AMENDS
THAT CERTAIN SHORT FORM LEASE RECORDED
ON JULY 3, 2003 UNDER INSTRUMENT #D203240487,
IN THE OFFICIAL RECORDS OF THE TARRANT COUNTY,
TEXAS COUNTY CLERK'S OFFICE

AutoZone #3155-01-01
Ft. Worth, Texas

AMENDED SHORT FORM LEASE

THIS AMENDED SHORT FORM LEASE is made on May 27, 2009 by and between **TSCA-1 Limited Partnership, a Texas limited partnership** (hereinafter "**Landlord**"), successor in interest to TSCA-3 Limited partnership, a Texas limited partnership, and **AutoZone Texas L.P., a Delaware limited partnership** (hereinafter "**Tenant**"), assignee of AutoZone, Inc., a Nevada corporation, by virtue of an unrecorded Assignment and Assumption of Lease dated as of November 19, 2003.

WITNESSETH:

For and in consideration of One Dollar (\$1.00) and other valuable consideration paid and to be paid by the Tenant to the Landlord, the Landlord does demise and lease unto Tenant and the Tenant does lease and take from the Landlord upon the terms and conditions and subject to the limitations more particularly set forth in a certain Second Amendment to Shopping Center Lease between the Landlord and Tenant, bearing even date herewith, to which Second Amendment, all prior amendments, and the Shopping Center Lease amended thereby reference is hereby made for all the terms and conditions thereof, which terms and conditions are made a part hereof as fully and particularly as if set out verbatim herein, the approximately 8,400 square foot premises located in the City of Ft. Worth, County of Tarrant, State of Texas, known municipally as 3208 N. Main Street, Fort Worth, Texas, and more particularly described in the Lease (the "Demised Premises"). The Demised Premises is a part of the following described lands:

**Lot 1-RA, Block 72R, Fostepco Heights, TSCA Addition,
an Addition in the City of Forth Worth, Tarrant County, Texas,
according to the plat thereof recorded in Cabinet A, Slide 5561,
Plat Records, Tarrant County, Texas**

TO HAVE AND TO HOLD the above described Demised Premises unto the Tenant for a term ending on November 30, 2016, unless modified as herein provided.

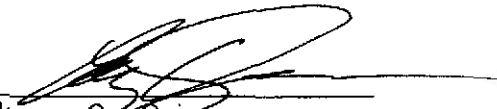
UNDER SAID SHOPPING CENTER LEASE, AS AMENDED, Tenant currently has certain rights to two (2) separate consecutive option periods (Extension Periods) of five (5) years each which are exercisable by Tenant as provided in said lease, as amended.

IN TESTIMONY WHEREOF, the above named Landlord and the above named Tenant have caused this instrument to be executed on the day and year set forth above.

LANDLORD:

**TSCA-1 Limited Partnership,
a Texas limited partnership**

**By: TSCA-1 Holdings, L.L.C.,
a Texas limited liability company,
its General Partner**

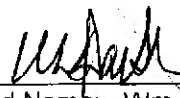
By: 
Printed Name: Cory Quine
Title: Vice President

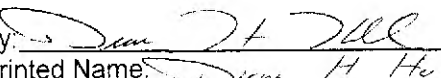
TENANT:

**AutoZone Texas, LP,
a Delaware limited partnership**

**By: AZ Texas Operations, LLC,
a Nevada limited liability company,
its sole general partner**

**By: AutoZone Stores, Inc.,
a Nevada corporation,
its sole member**

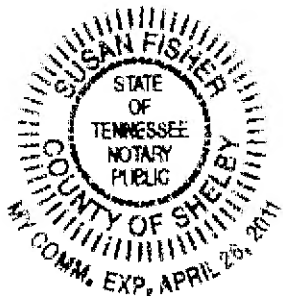
By: 
Printed Name: Wm. David Gilmore
Title: Vice President

By: 
Printed Name: Sean H. Hill
Title: Vice President

**APPROVED, VERIFIED AND
PASSED FOR SIGNING**
 

STATE OF TENNESSEE)
) SS:
COUNTY OF SHELBY)

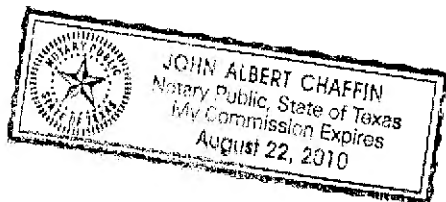
This instrument was acknowledged before me on May 27, 2009 by Wm. David Gilmore, Vice President and Diana H. Hull, Vice President, of AutoZone Stores, Inc., a Nevada corporation, on behalf of said corporation.



Susan Fisher
Susan Fisher, Notary Public
My commission expires: 4-26-2011

STATE OF TEXAS)
) SS:
COUNTY OF DALLAS)

This instrument was acknowledged before me on June 22, 2009 by Coy Quine, Vice President of TSCA-1 Holdings, L.L.C., a Texas limited liability company, General Partner of TSCA-1 Limited Partnership, a Texas limited partnership, on behalf of said limited liability company and limited partnership.



John A. Chaffin
John A. Chaffin, Notary Public
My commission expires: August 22, 2010

Exhibit "A"

PIDN #041-051-001-0266

Municipally known as 115 West First Street, Humble, Texas, being further described as follows:

Field notes covering a 39,920 sq. ft. tract of land in the Wherry B. Adams Survey, Abst. No. 95, Humble Area, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

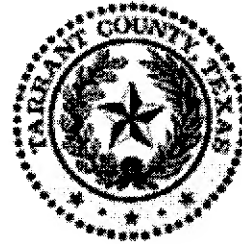
Beginning at a point in the northerly line of Higgins Street, said point being located south 67 degrees 37 minutes east a distance of 783.00 feet from a concrete monument marking the intersection of the easterly line of U.S. 59 with the northerly line of Higgins Street;

Thence south 67 degrees 37 minutes east along the northerly line of Higgins Street a distance of 200.00 feet to a point for corner;

Thence north 22 degrees 23 minutes east a distance of 202.07 feet to a point for corner in the southerly line of F.M. Road 1960;

Thence north 68 degrees 02 minutes west along the southerly line of F.M. Road 1960 a distance of 200.06 feet to a point for corner;

Thence south 22 degrees 23 minutes west a distance of 197.13 feet to the place of beginning.



SCOTT FRASER DPT 8340
AUTOZONE INC
POB 2198
MEMPHIS TN 381012198
Submitter: AUTOZONE

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 06/24/2009 01:15 PM
Instrument #: D209167889
A 5 PGS \$28.00

By: _____



D209167889

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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